



17 Budbury Tynning
Bradford on Avon, Wiltshire, BA15 1QE

Extended family-sized home situated in a cul-de-sac position on the Bath side of the town. Enjoying particularly spacious ground floor accommodation including a generous reception room opening onto the garden, providing a versatile space for dining/entertaining or a playroom for children. Conveniently located within the catchment area for Christchurch primary and St Laurence secondary schools and within easy reach of the Wiltshire Music Centre and Co-op Supermarket.



Three Bedrooms
Sitting Room
Dining/Family Room
Kitchen/Breakfast Room
Utility Room
Bathroom
Garden
Gas Central Heating
Double Glazing

£325,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Porch

UPVC double glazed windows to front and side, UPVC double glazed entrance to front.

Entrance Hall

Stairs to first floor, radiator.

Sitting Room 5.47m (17'11") x 3.54m (11'7")

Metal frame double glazed window to front, feature fireplace with electric fire, radiator.

Dining/Family Room 6.46m (21'2") x 3.61m (11'10")

Two metal frame double glazed windows to rear, metal frame double glazed sliding door to garden, radiator.

Kitchen/Breakfast Room 3.88m (12'9") x 3.62m (11'11") max

Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink, plumbing for washing machine and slimline dishwasher, eye level electric oven, four ring electric induction hob with extractor hood over, radiator.

Utility Room

Metal frame double glazed window to front, space for fridge freezer and tumble dryer.

FIRST FLOOR

Landing

Metal frame obscure double glazed window to rear, radiator, built-in storage cupboard with metal frame double glazed window and radiator.

Bedroom 1 3.57m (11'9") x 2.89m (9'6")

Metal frame double glazed window to front, built-in cupboard housing wall mounted gas combination boiler, built-in over-stairs storage cupboard, radiator, loft hatch with pull down ladder.

Bedroom 2 3.12m (10'3") x 0.84m (2'9")

Metal frame double glazed window to front, radiator.

Bedroom 3 2.67m (8'9") x 2.49m (8'2")

Metal frame double glazed window to rear, radiator.

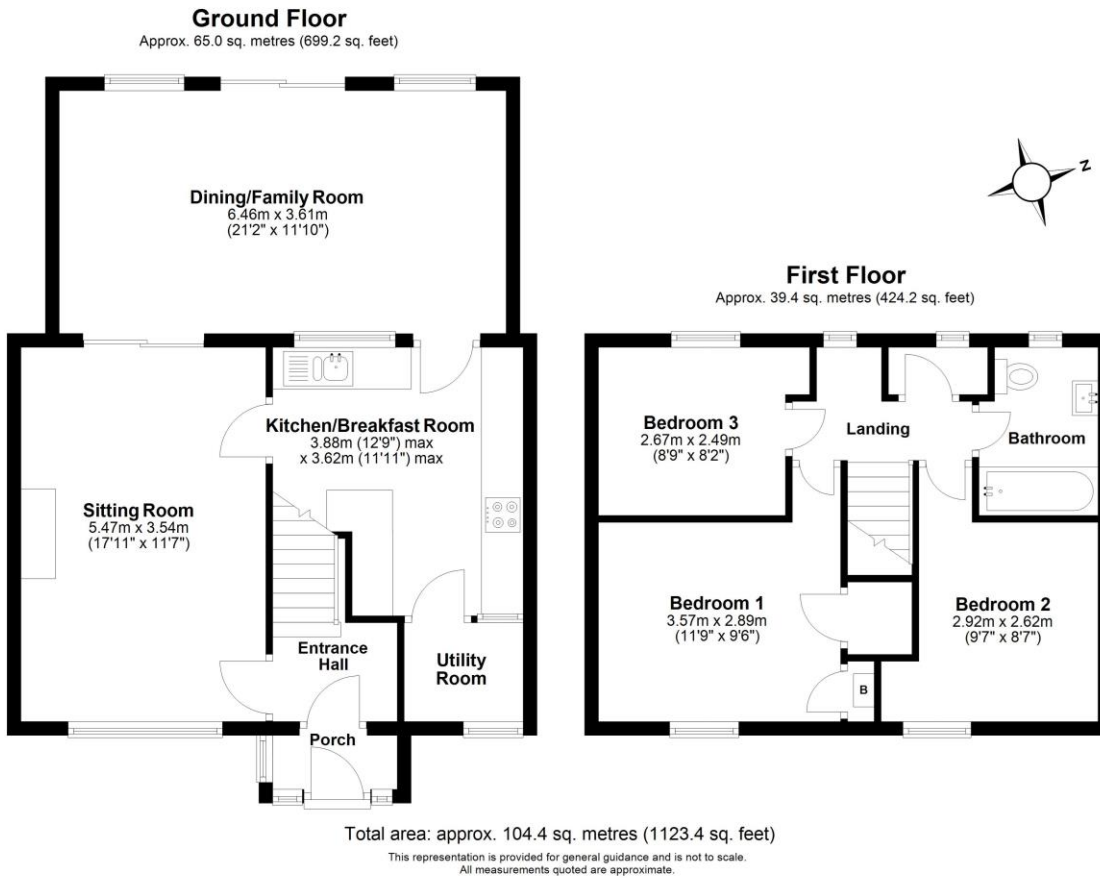
Bathroom

Metal frame obscure double glazed window to rear, three piece suite comprising bath with shower over, wash hand basin with cupboard under and close coupled WC, radiator.

EXTERNALLY

Enclosed rear garden mainly laid to lawn with patio area, shed.





Council Tax: Band B - £2,100.71 (April 2026 - March 2027 financial year)

Tenure: Freehold.

Viewing: Strictly by appointment through the agent **Kingstons**.

What3words: ///left.sardine.bathtubs

Directions: From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Continue up the hill and bear right onto Masons Lane and at the top of the hill take the first exit at the mini roundabout onto Bath Road. At the next mini roundabout turn left onto Winsley road. Take the third turning right onto Budbury Tying where number 17 will be found at the top of the road.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		